

# NCPC File No. ZC 14-09

## Zoning Referral

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February 5, 2015

**Commission meeting date:** February 5, 2015

**NCPC review authority:** Approval of Comments to the Zoning Commission of the District of Columbia 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

**Applicant request:** Approval of report to the Zoning Commission of the District of Columbia

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** Lee

**NCPC File number:** ZC 14-09

## **Project summary:**

QC 369 LLC has submitted an application for a PUD and related map amendment from DD/C-2-A and DD/C-2-C to DD/C-3-C to permit construction of a mixed-use hotel and residential building with ground floor retail at Square 369. The site is located at the northwest corner of 9<sup>th</sup> and L Streets, N.W. and is composed of lots 40, 62, 65-67, 801-805, 838, 842, 848, 859, and 878 which have a combined area of 70,787 square feet. Directly across the street from the property to the east is the Washington Convention Center; to the south is the Marriot Marquis Convention Center Hotel; to the north are low-density commercial structures and a multifamily building; and to the west of the property is a multifamily building.

Square 369 is split zoned, with the existing historic buildings fronting on 9<sup>th</sup> Street located in the Downtown Development Overlay (DD)/C-2-A District and the remaining western portion of the square located in the DD/C-2-C District. The historic buildings located on lots 65, 66, 801, 802, 838, 839, 942, 879, and 881, date from the period of significance for the Shaw Historic District (1833-1932).

The remainder of the Square primarily includes multifamily houses and condominiums, two and three story row dwellings with ground floor retail, and surface parking lots. Square 369 is bisected by a 15-foot wide public alley that runs north-south between L and M Streets. The Square also includes several other east-west and north-south alley segments. Portions of the alley would be closed to facilitate the proposed project.

## Project summary:

The proposal consist of a new 12-story residential building, Marriot hotel, residential and service uses. Portion of six buildings contributing to the Shaw Historic District along 9<sup>th</sup> Street, NW, as well as the Lurgan, an historic apartment building on L Street NW, would be incorporated into the design. The applicant proposes to demolish two historically contributing buildings located at 911 and 913 L St. NW.

The proposed development includes:

- A mixed use building with an FAR of 8.04 and combined gross floor area of 568,921 square feet, of which 346,894 square feet would be dedicated to the hotel use and 222,027 square feet would be dedicated to residential uses
- Retail uses along 9<sup>th</sup> Street
- A maximum height of 110 feet at the L Street frontage

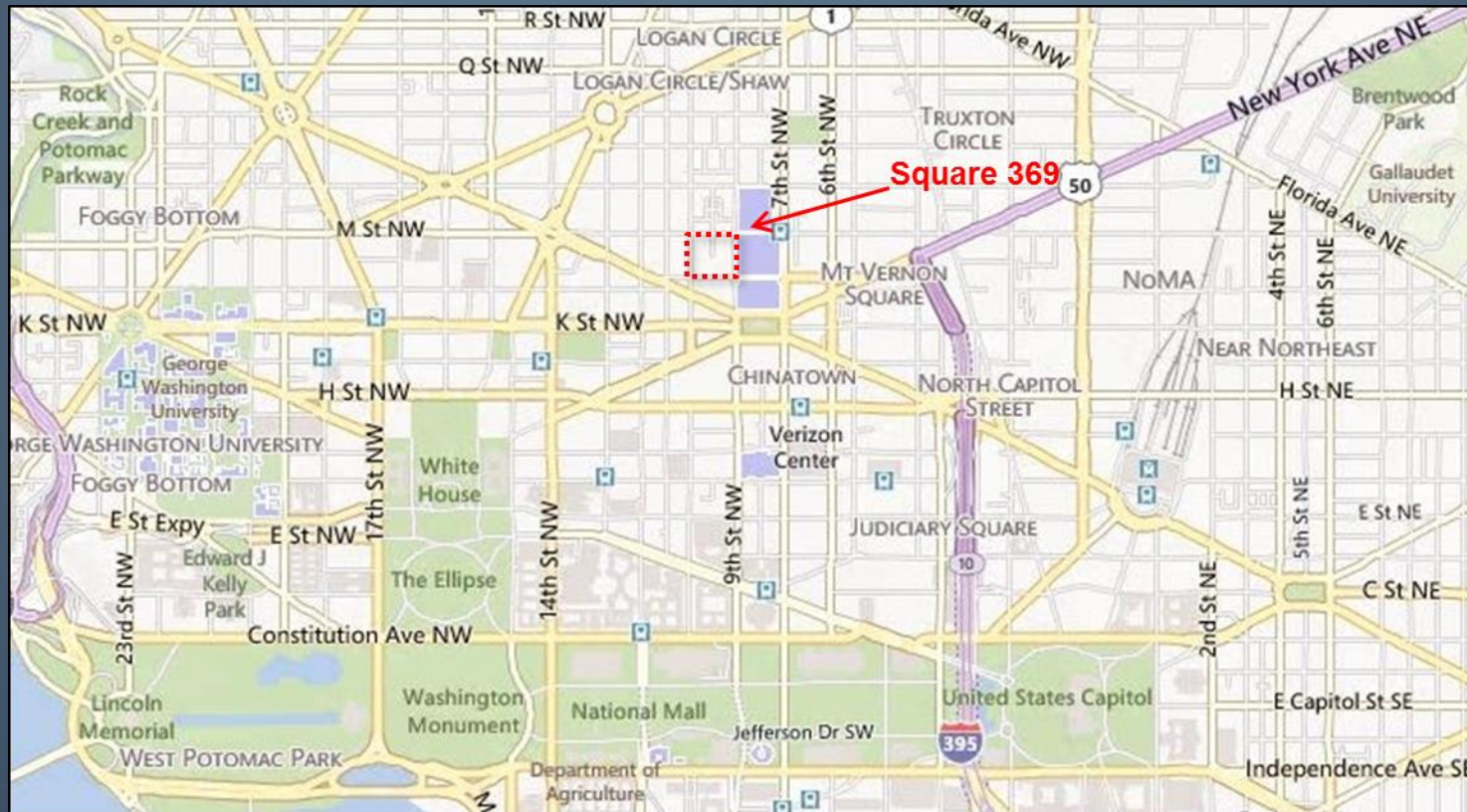
Phase 1 would include:

- A Residence Inn by Marriot, with 124 guest rooms designed for extended stay travelers
- A Courtyard Marriot, with 377 guest rooms

Phase 2 would include:

- A residential portion of the building with approximately 200 units

The overall development would also include approximately 138 parking spaces on two levels below grade, residential parking and loading would be accessed from the alley to the west of the site, and hotel parking would be accessed from 9<sup>th</sup> Street. Additionally, the new structure would have rooftop recreation space and pool deck with a grill area, fire pit, and lounge seating.

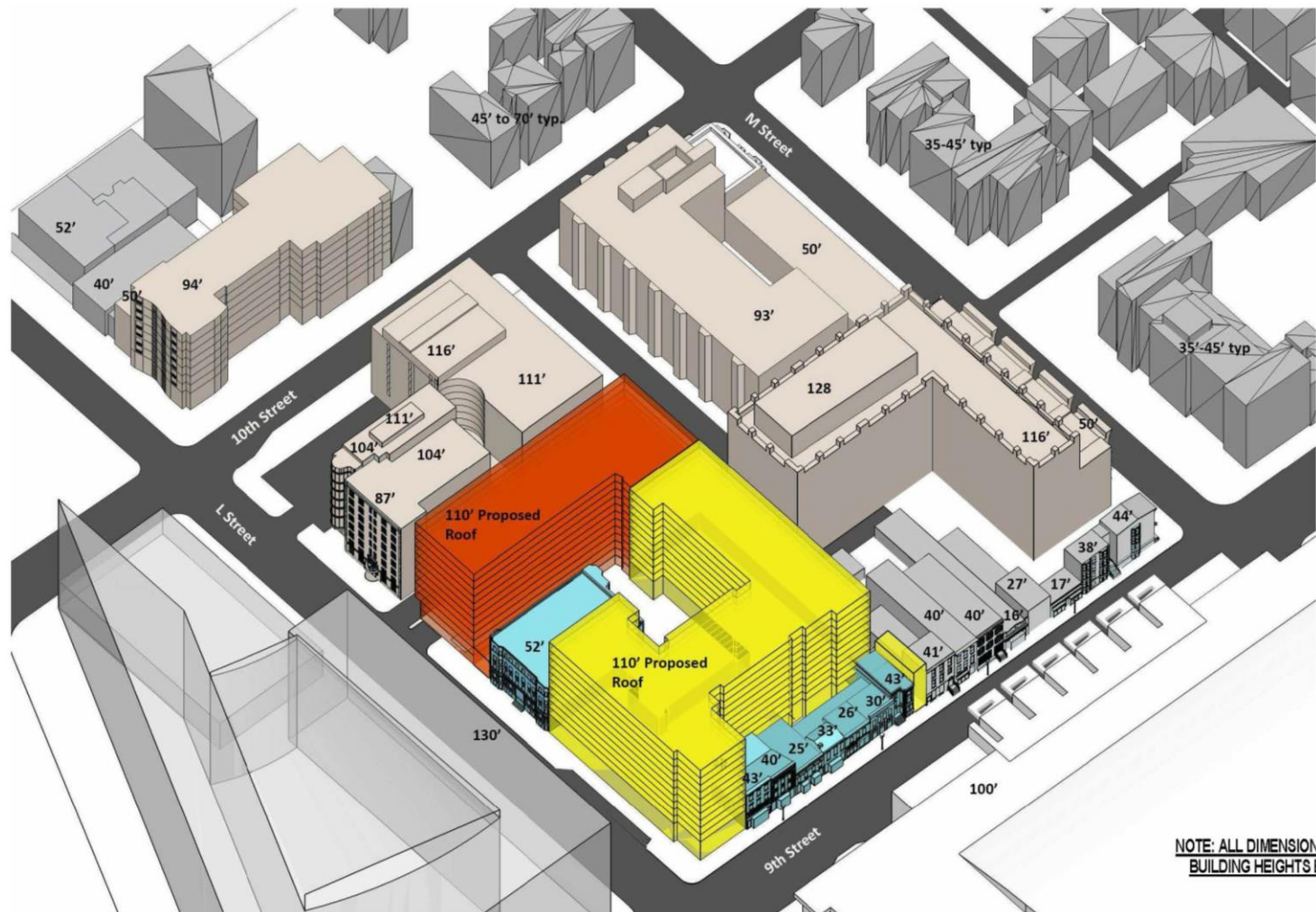












NOTE: ALL DIMENSIONS LISTED ARE ESTIMATED  
BUILDING HEIGHTS EXCLUDING PENTHOUSES.

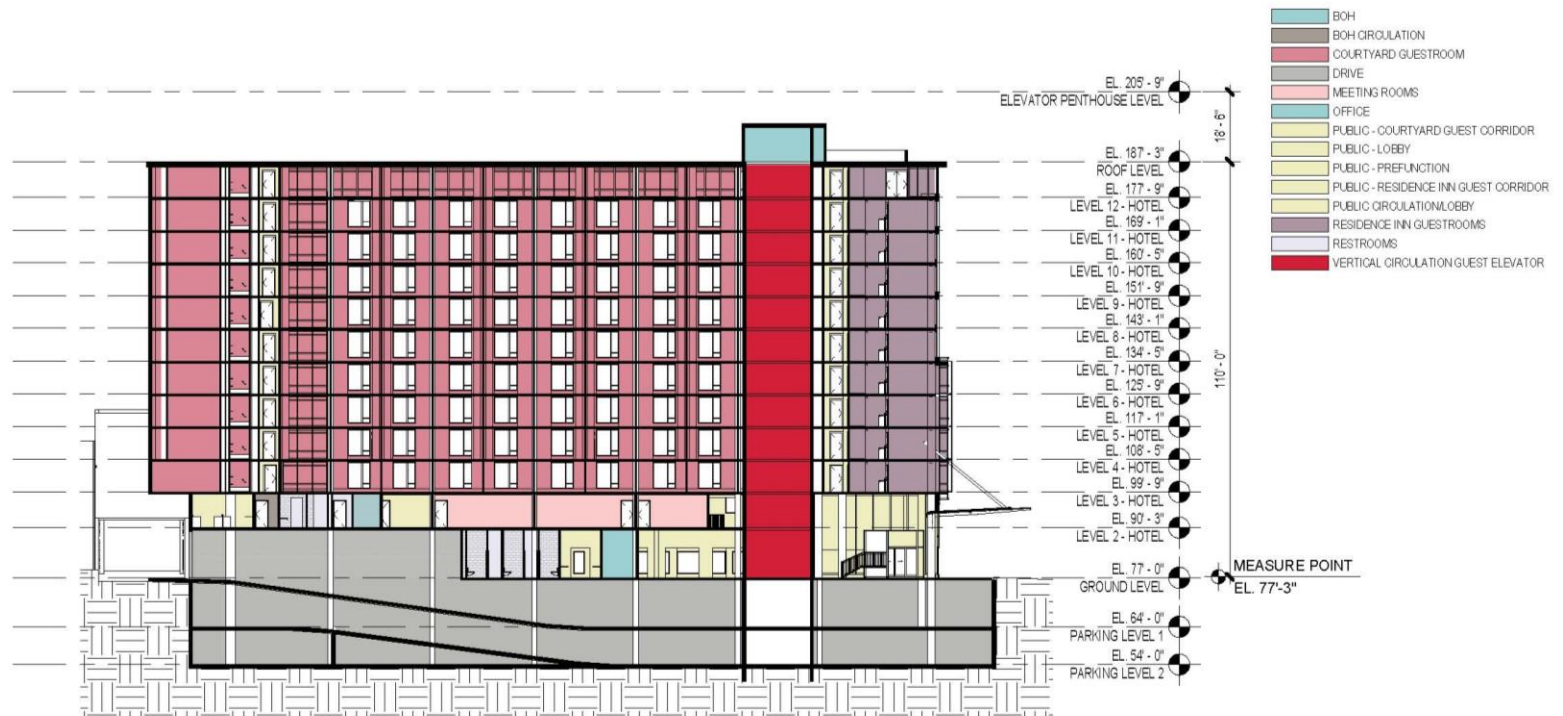
INITIAL SUBMISSION

- BOH
- PUBLIC - LOBBY
- VERTICAL CIRCULATION GUEST ELEVATOR
- VERTICAL CIRCULATION STAIRS



INITIAL SUBMISSION

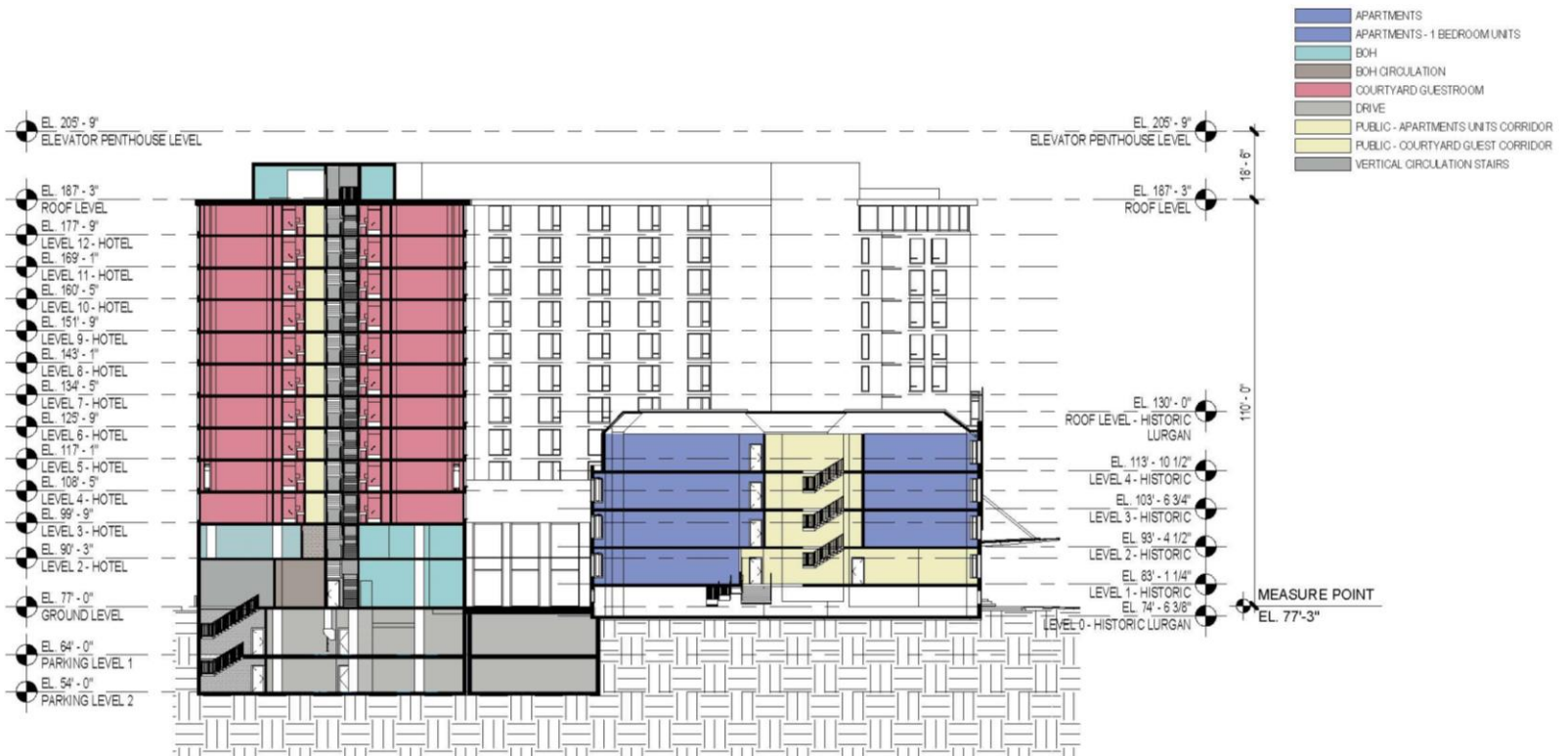




INITIAL SUBMISSION

North-South Building Section through Hotel

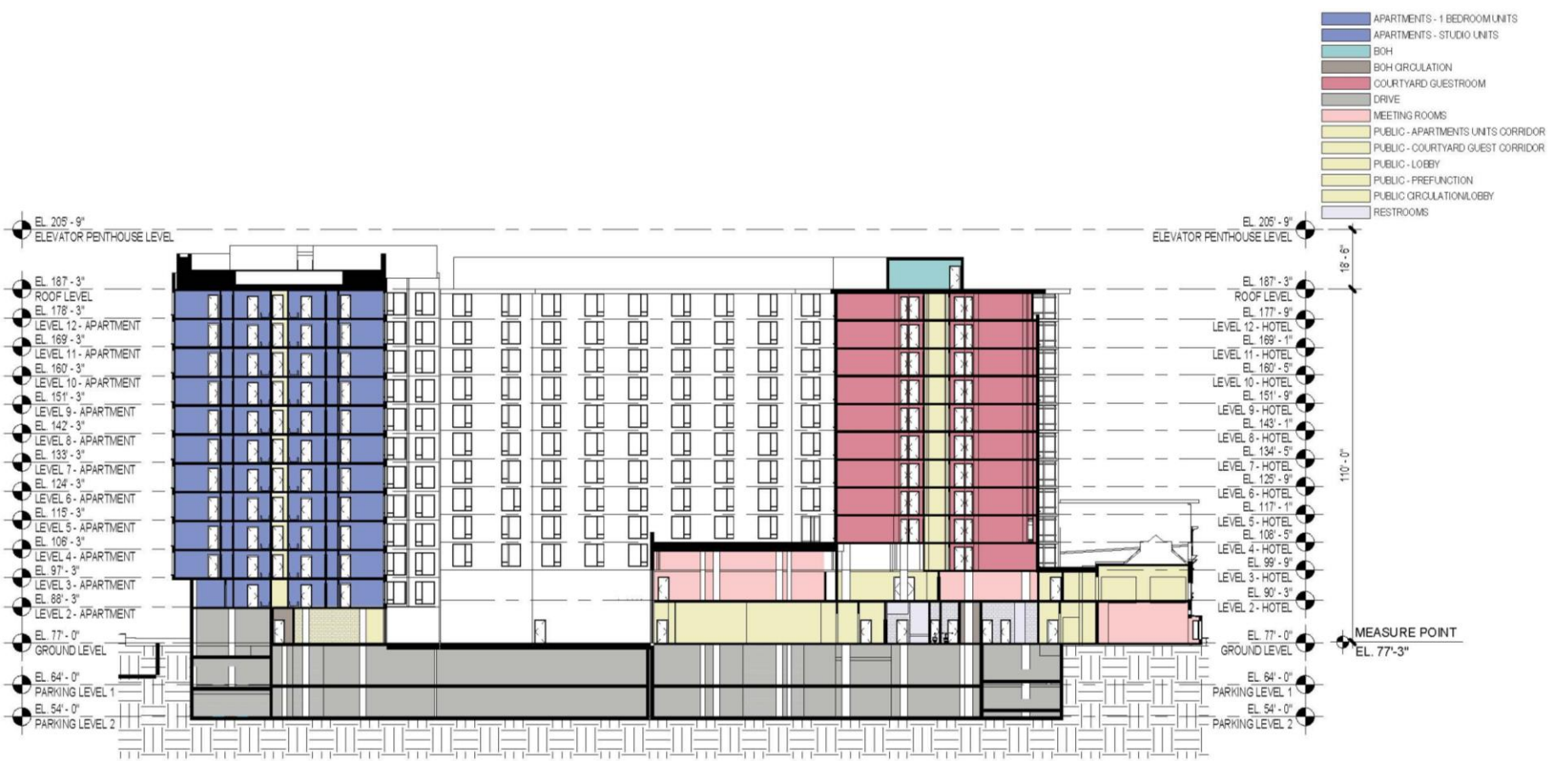




INITIAL SUBMISSION

North-South Building Section through historic apartments





INITIAL SUBMISSION

East-West Building Section







INITIAL SUBMISSION

Corner of L and 9th